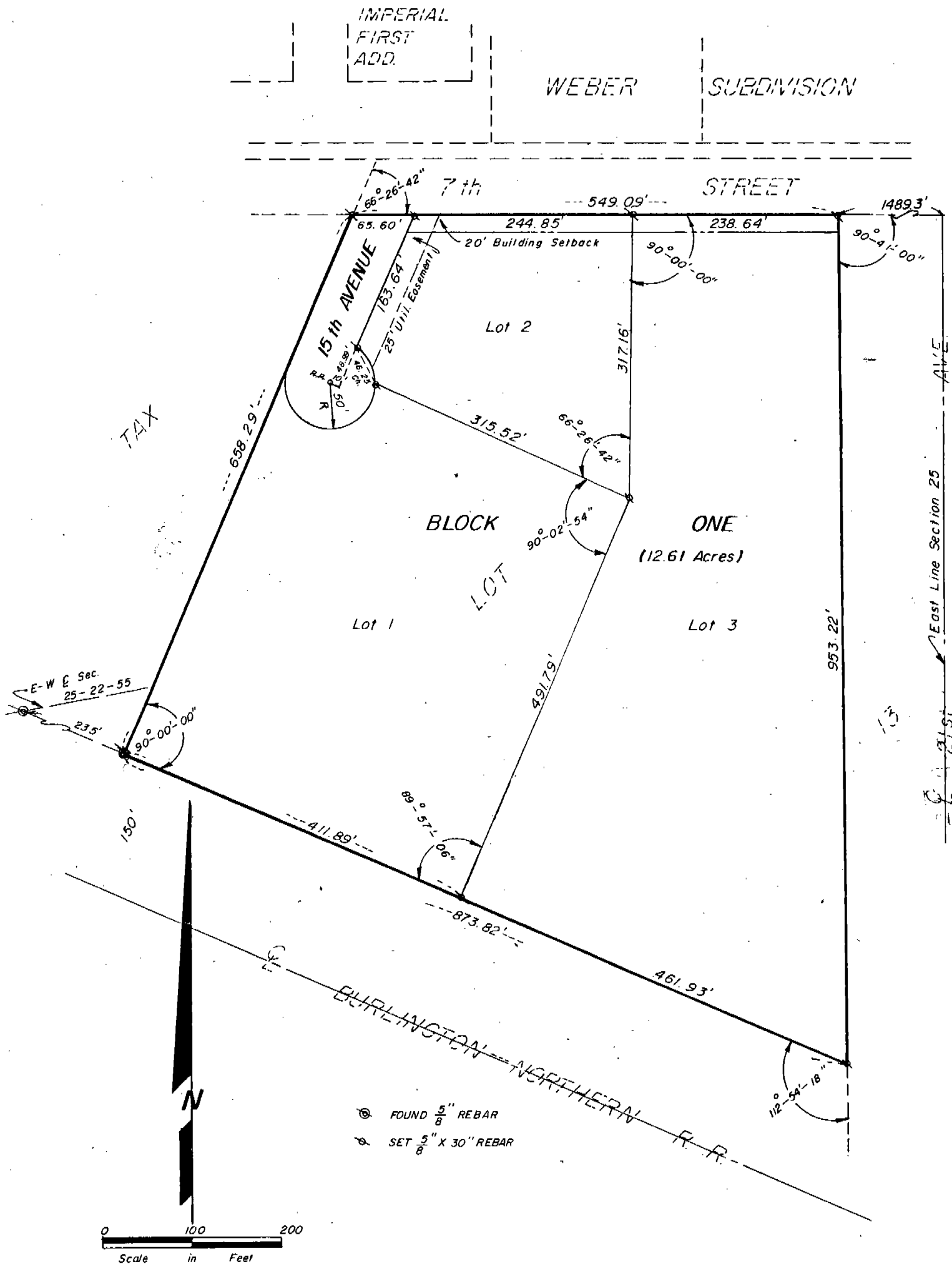


### BLOCK ONE CANNERY SUBDIVISION

A Subdivision of part of the East Half of Section 25, Township 22 North, Range 55 West of the 6th P.M., in the City of Scottsbluff, Scotts Bluff County, Nebraska.

5274



## SURVEYOR'S CERTIFICATE

5274

I, Duane E. Stott, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of part of East Half of Section 25, Township 22 North, Range 55 West of the 6th P.M. in the City of Scottsbluff, Scotts Bluff County, Nebraska, to be known as Lots 1, 2 and 3, Block 1, Cannery Subdivision, including part of 15th Avenue. The boundary of such subdivision being more particularly described as follows:

With reference to a point on the East-West centerline of Section 25, said point being 150 feet perpendicularly distant, northerly of the centerline of the main track of the Burlington Northern Railroad, thence southeasterly on a line parallel with and 150 feet distant northerly from said main track centerline, a distance of 235.00 feet to the TRUE POINT OF BEGINNING, thence a deflection angle left of  $90^{\circ}-00'-00''$ , a distance of 658.29 feet to the point of intersection with the South Right of Way line of 7th Street as previously dedicated, thence a deflection angle right of  $66^{\circ}-26'-42''$ , on said South Right of Way line, a distance of 549.09 feet to a point being 1489.3 feet westerly of the East line of Section 25, thence a deflection angle right of  $90^{\circ}-41'-00''$ , a distance of 953.22 feet to the point of intersection with the North Right of Way line of the Burlington Northern Railroad, said point being 150 feet northeasterly at right angles to the centerline of the main track of said railroad, thence a deflection angle right of  $112^{\circ}-54'-18''$  on said North Right of Way line, a distance of 873.82 feet to the point of beginning, containing an area of 12.61 acres more or less.

That the accompanying plat is a true delineation of such survey and subdivision drawn to a scale of 100 feet to the inch. That all block corners are marked with  $3/4"$  x 36" iron rods or as shown and that all lot corners are marked with  $5/8"$  x 30" iron rods and that all dimensions are in feet and decimals. That the block and lots bear their own number and that the boundary of the subdivision is shown on the plat with a heavy solid line. That the dashed lines are shown on the plat for orientation purposes only.

WITNESS MY HAND AND SEAL this 15<sup>th</sup> day of July, 1987.

FOR THE FIRM OF M.C. SCHAFF & ASSOCIATES, INC.



Duane E. Stott  
Duane E. Stott, Nebraska Registered Land Surveyor, L.S. 342

## DEDICATION AND OWNERS STATEMENT

I, the undersigned, being the owner of that part of the East Half of Section 25, Township 22 North, Range 55 West of the 6th P.M., in the City of Scottsbluff, Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown in the accompanying plat, have caused such real estate to be surveyed and platted as CANNERY SUBDIVISION.

The foregoing Cannery Subdivision is made with the free consent and in accordance with the desires of the undersigned owner.

We hereby dedicate 15th Avenue and the utility easement to the use and benefit of the public.

DATED this 9<sup>th</sup> day of July, 1987.

Irving Shapiro  
Irving Shapiro, Owner

ACKNOWLEDGEMENT

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STATE OF NEBRASKA )  
SCOTTS BLUFF COUNTY ) ss.

Before me, a Notary Public, qualified and acting in said county, personally came Irving Shapiro, to me known to be the identical person whose signature is affixed to the foregoing "Dedication and Owners Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL this 27 day of July, 1987.



April 17, 1989

Anna R. Ferguson  
Notary Public

My Commission Expires: \_\_\_\_\_

APPROVAL AND ACCEPTANCE

The foregoing CANNERY SUBDIVISION, hereby approved by the Mayor and City Council by resolution this 27<sup>th</sup> day of JULY, 1987.

Donald E. Queman  
Mayor

ATTEST:

W. L. Ferguson  
City Clerk



NUM. B  
GEN. KK  
PICT. \_\_\_\_\_  
COMPARED \_\_\_\_\_

State of Nebraska, Scotts Bluff County ss.  
Entered in Numerical Index and filed for record the 16 day of November 1987 at 9:15 o'clock A.M., and recorded in Book 185 of Deeds on page 610  
Mary Jo Kallis  
Register of Deeds  
By \_\_\_\_\_ Deputy